



7.0 HISTORIC PRESERVATION GUIDELINES



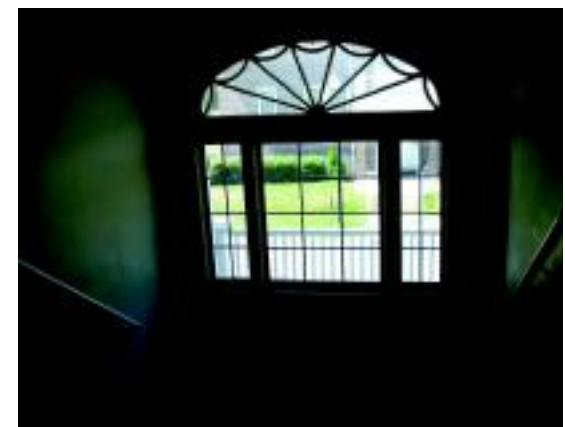
7.0 Historic Preservation Guidelines

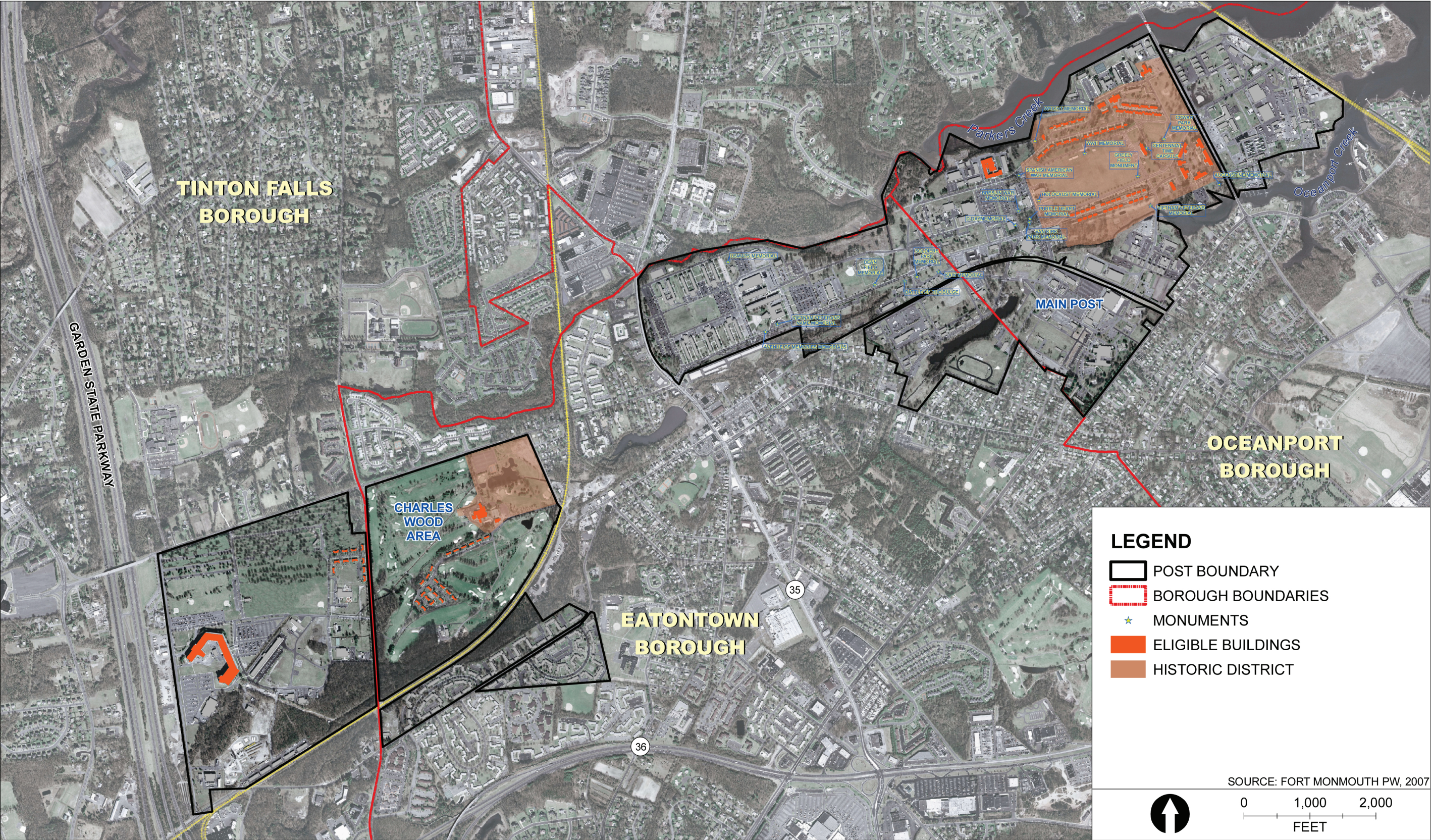
7.1 Historic Resources Overview

The buildings within Fort Monmouth display a wide range of design characteristics and uses including residential, educational, commercial, office, and industrial. These buildings were developed over time in different architectural styles in response to the needs of the garrison and its mission. They have been generally well maintained by the Army, but vary individually in condition and their adaptability to civilian uses.

Based upon the buildings' architectural merit, their association with significant events in American history such as World War II and the Cold War, or both, it has been determined that there are nearly 100 buildings eligible for the State and National Register of Historic Places.

Historic preservation guidelines for the buildings determined to have historic significance are based on the latest revisions of The Secretary of Interior's Standards for Rehabilitation, published by the United States Department of Interior. This document defines the various levels of preservation treatment; which are: preservation, restoration, rehabilitation, and reconstruction; and gives guidelines for the treatment depending on the circumstances.





7.1.1 Historic Resources to be Retained

Through a series of buildings surveys and consultations with stakeholders, several buildings were either identified to be physically retained or their history and cultural value be retained through mitigation measures such as documentation and educational showpieces and displays.

HISTORIC DISTRICTS

Three historic districts within Fort Monmouth have been determined as eligible for listing on the National Register of Historic Places by the NJ State Historic Preservation Office.

Fort Monmouth Historic District, Main Post

The largest of the districts is the Fort Monmouth Historic District, which comprises 94 resources that date from the late 1920s through the mid-1930s, with one exception (the WWII Memorial, dating to 1952.)

The resources included in the Fort Monmouth Historic District are largely of brick construction, and represent a range of uses, including offices and administrative functions, family housing, garages, and a fire station. The Parade Ground (and associated WWII Memorial) is also located within the district boundaries.



Russel Hall, Building 286, the garrison headquarters, at the east end of the Parade Ground (Photo courtesy of FMERPA)

Camp Charles Wood Historic District

The Camp Charles Wood Historic District contains far fewer structures but is nearly as large as the Fort Monmouth Historic District in area. The focal point of the district is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. Gibbs Hall (Building 2000) and its accompanying outbuildings (Buildings 2001, 2018, 2019, and 2020), as well as the surrounding golf course (originally designed by A. W. Tillinghast, a well-known golf course architect) are contained within the historic district.



Gibbs Hall, Building 2000

Camp Charles Wood Residential Historic District

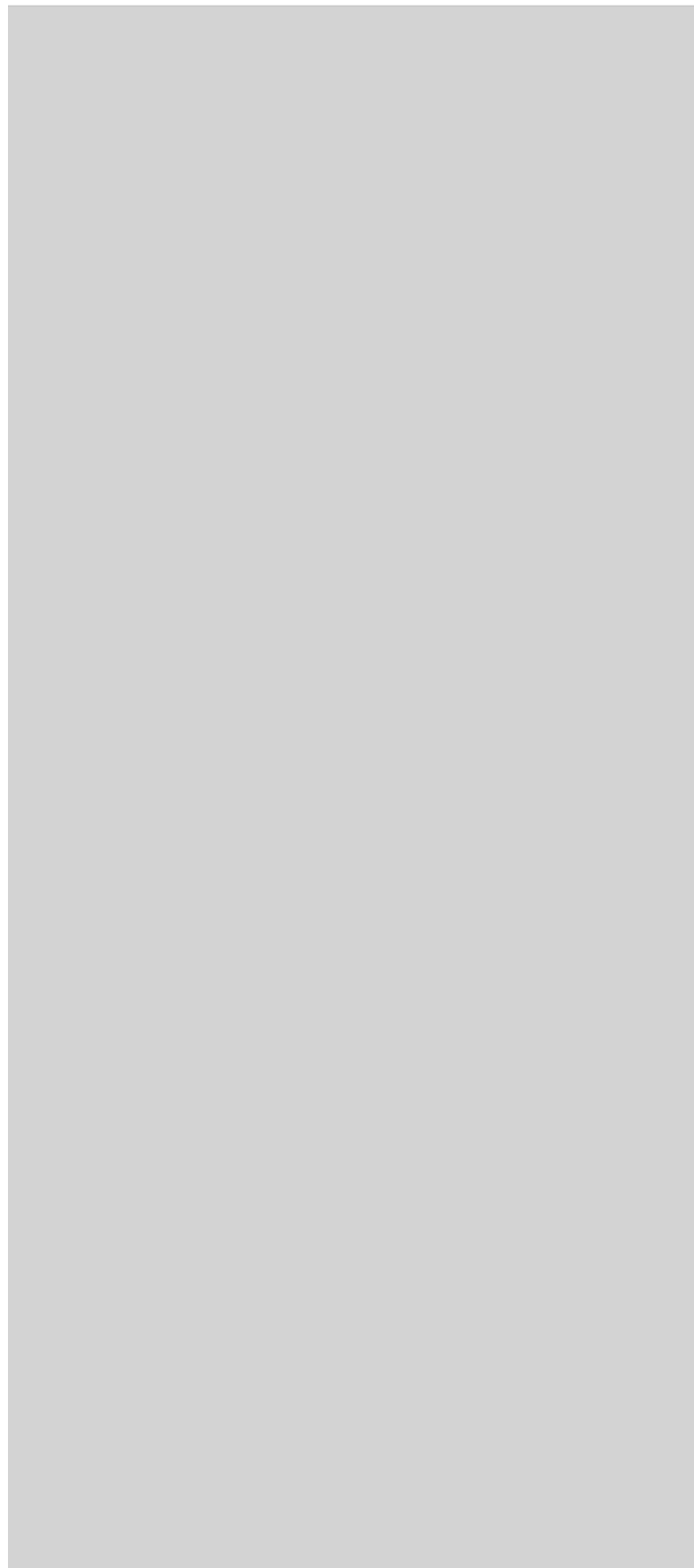
A Residential Historic District located to the east side of Hope Road at the center of the Charles Wood portion of the base includes a total of 32 housing units, constructed circa 1949 to 1955. The buildings were constructed as duplexes and represent the earliest housing to be constructed in the Camp Charles Wood area. As such, they are significant for their association with the post-World War II efforts of Fort Monmouth, which focused on communications research and development. The NJ State Historic Preservation Officer has determined that this housing is not eligible for listing in the National Register at this time.



Megill Circle housing in Camp Charles Wood Residential Historic District

HISTORIC STRUCTURES

In addition to Historic Districts, several historic buildings have been identified for retention or interpretation.



Squier Hall (Building 283)

- Eligible for individual listing on the National Register
- Constructed in 1935 as research laboratories and training facilities
- Exterior of the building is original; interiors have been renovated



Myer Center (Building 2700)

- Eligible for listing on the National Register
- Associated with the Cold War and the development of military electronics
- Local landmark; highly visible from the Garden State Parkway



World War II Temporary Wood Structures

- Many one- and two- story wood frame buildings were constructed for barracks and training facilities as part of Fort Monmouth expansion during World War II
- A large number of these structures have been demolished
- Significant part of the World War II era at Fort Monmouth



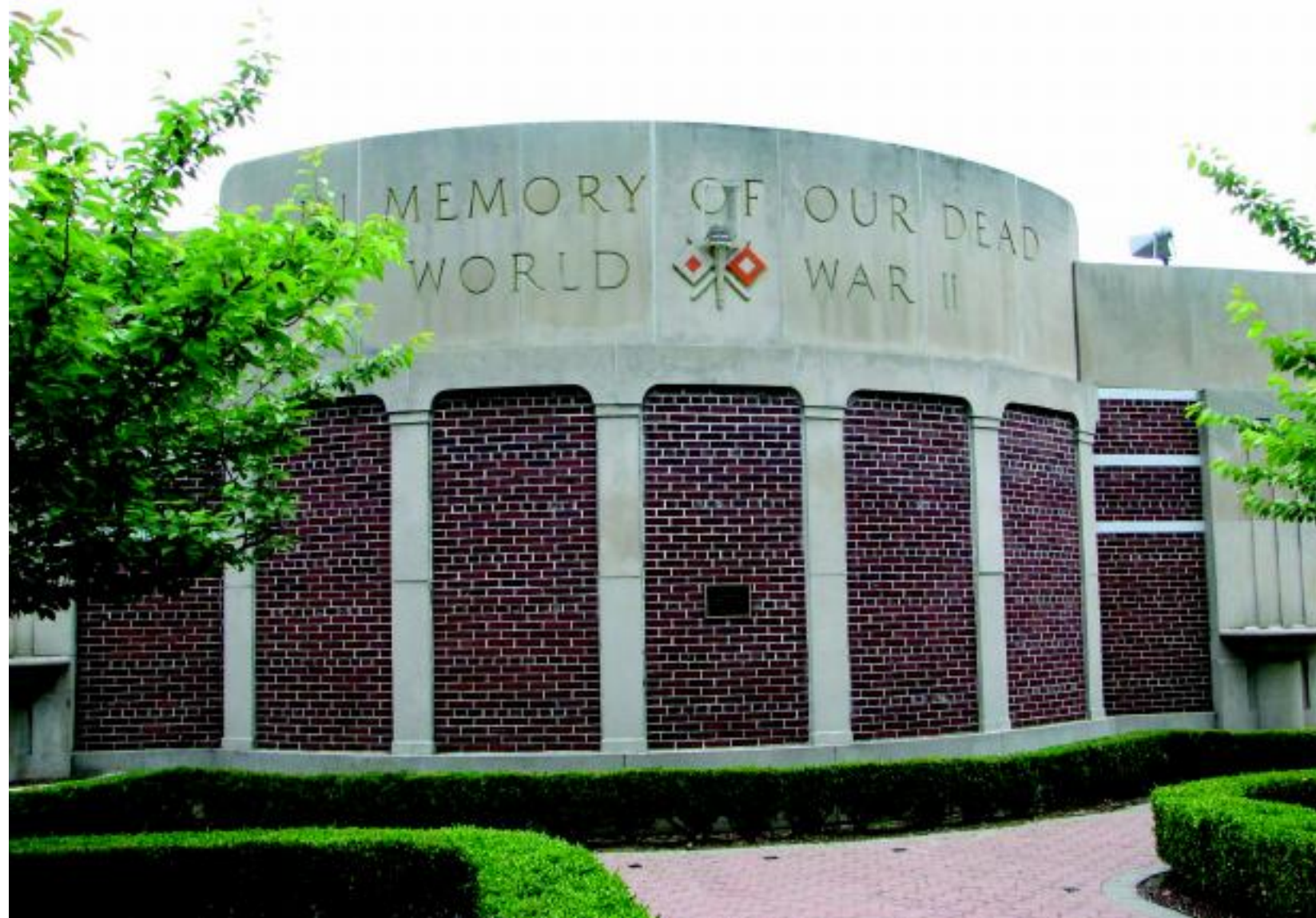
Dymaxion Deployment Units (on roof, as seen from the ground)

- Designed in 1940 as inexpensive, temporary housing for Army during World War II
- Concept design based on the functional style of the grain bin
- Constructed of corrugated steel

MONUMENTS AND MEMORIALS

One of the goals of the Historical Preservation Advisory Committee has been the documentation and preservation of the existing memorials and markers dispersed throughout Fort Monmouth. The twenty memorials identified range from such large-scale, architectural works as the World War II Memorial at the edge of the Parade Ground (Greely Field) to the markers that line the Avenue of Memories.

Only one memorial is located on Camp Charles Wood (Constitution Plaza at the Myer Center); the remaining nineteen are all found on the Main Post. The majority of the memorials were installed in the 1950s, although the collection grew over the next several decades.



World War II Memorial

7.1.2 Recommended Reuse Options

HISTORIC DISTRICTS

Fort Monmouth Historic District, Main Post

The resources included in the Fort Monmouth Main Post Historic District are, of the three identified historic districts, the most diverse in terms of style and use. Its significance is both historic and architectural; the Fort Monmouth Historic District stands as a physical reminder of Fort Monmouth’s early years of development as an Army post. As such, the physical arrangement of this district is of extreme importance and should be respected when new construction is being considered. The open space – the parade ground – at the core of the district should be maintained as one of the most important character defining elements of the district. Similarly, the arrangement of the residential buildings at the edge of the parade ground, and the termination of the ground at its east end in the imposing Art Deco Style Russel Hall (Building 286), are key design elements. In considering new construction within or adjacent to this district, key design considerations would include symmetry, scale (two to three stories), material (brick or other masonry), and details such as door and window openings.

Housing Flanking Parade Ground

Reuse Recommendations

The detached and double housing units surrounding the Parade Ground are well-suited for re-use as housing. They range from modest to substantial in scale, and would suit a variety of markets without significant modifications.

Recommended Treatments

The recommended treatment for these buildings is Preservation. They are currently

in good condition, and would remain so with standard maintenance. They do not require any significant alterations for continued use as housing.

Barker Circle

The buildings known as Barker Circle were originally constructed for barrack-type housing. The plans of these buildings do not readily adapt to traditional civilian housing forms, but they are suitable for adaptation to office use or loft-type housing.

Fire House

The firehouse facing the Parade Ground at Barker Circle should be re-used as a firehouse.

Recommended Treatments

The recommended treatment for the firehouse is Rehabilitation. It would need some improvements to accommodate modern emergency equipment, but its essential character-defining features may be retained with compatible new doors and windows.



Aerial view of Barker Circle from the southeast. The fire house is at the upper center of the complex



Colonnaded Facade at Barker Circle



Family Housing Surrounding the Parade Grounds

Recommended Treatments

Rehabilitation is the recommended treatment for these buildings. Because they have been previously altered, further alterations which do not detract from the character-defining features of the original work are appropriate.

These buildings would require complete interior renovation including mechanical and electrical systems, as well as upgrades to comply with the NJ Barrier-Free Subcode. Structural improvements are also required at the porches.

Kaplan Hall

Kaplan Hall was built as a theatre for Fort Monmouth, and has been adapted to serve as a museum. It is recommended that it remain a museum or other civic use.

Recommended Treatments

Preservation is recommended for Kaplan Hall. While the building would require some improvements for energy efficiency and barrier-free access, there is no need for substantial alteration that would constitute an adverse impact to adapt to a new use.

Gardner Hall and Guest House

To the north of the housing at the northern edge of the Parade Ground are two buildings, Gardner Hall and the Guest House, currently serving as short-term housing for visitors and temporary duty personnel at the Fort. These low, hip-roofed buildings are contributing elements in the Fort Monmouth Historic District, and should be retained for re-use as housing.

Recommended Treatments

These buildings would require Rehabilitation to adapt to a different housing use. Their exterior character-defining features such as the overhanging roofs and porches should be retained. Provision for barrier-free access would be required. If one of these buildings is demolished, mitigation would be required under Section 106 of the National Historic Preservation Act.

Allison Hall

Allison Hall was built as the hospital for Fort Monmouth. It is a sound building that has been renovated several times to serve as office space. It can be adapted again to continue to serve as office space for new tenants.

Recommended Treatments

Allison Hall would require rehabilitation to continue as office space. The interior would require improvements to comply with NJ Building Codes, including barrier-free access. Some original interior features, such as metal moldings and transoms at interior door frames, should be retained in any rehabilitation.

Parade Ground

The Parade Ground is the primary character-defining feature of the Fort Monmouth Historic District. It is remarkable in its scale, and provides a gracious setting for the housing that lines its edges. It should remain an unobstructed green space for the use of the community.

Recommended Treatments

Preservation is the recommended treatment for the Parade Ground. Existing plantings and walks should be preserved, and additional walks or paths added as needed for the new community. No structures or landscaping should be erected on the Parade Ground; it should remain an open lawn.

Russel Hall

Russel Hall dominates the Parade Ground, and is the anchor of the entrance to Fort Monmouth. This Art Deco brick building would remain in the hands of the US government, and would continue to be used for office space.

Recommended Treatments

Russel Hall would continue to be preserved by the US government.

Chapel

The Chapel is a non-contributing element of the Fort Monmouth Historic District based on National Register of Historic Places criteria. It is, however, harmonious in scale and design with the other buildings surrounding the Parade Ground, and should be retained as a religious structure.

Recommended Treatments

The Chapel may be preserved, rehabilitated, or demolished. Changes required for a new use would be suitable as long as they do not adversely affect other contributing elements of the Historic District. New construction should follow the guidelines for new construction.

Antennae

Several antennae remain at the northeast corner of the Fort Monmouth Historic District as a reminder of the Fort's role in development of communications technology during the Cold War. These structures would be relocated by the Army when they leave Fort Monmouth.

Recommended Treatments

Because these antennas relate directly to the historic significance of Fort Monmouth, they should be documented prior to removal as part of mitigation of the adverse impact on the Fort Monmouth Historic District.



Gardner Hall



Antennas in domes at the northeast corner of Fort Monmouth. Allison Hall is to the left, above the parking lot.



The Parade Ground from the east. Russel Hall and the Chapel sit at either end of the open space. The World War II Memorial is the only structure within the Parade Ground.

Camp Charles Wood Historic District, Gibbs Hall and Suneagles Golf Course

Reuse Recommendation

The focal point of the Camp Charles Wood Historic District is Gibbs Hall (Building 2000), a 1926, Tudor Revival style golf clubhouse that was originally constructed as the Suneagles Country Club. New construction within or adjacent to this district would need to respect the scale and style of Gibbs Hall as well as its primacy in the district. Gibbs Hall should be re-used in keeping with its original design intent and current use as a clubhouse and restaurant. The building has a commercial kitchen and dining rooms that are conducive to reuse. General dining areas are also available, although the banquet capabilities are small in scale.

Recommended Treatments

Gibbs Hall requires preservation and minor rehabilitation to address current building conditions and make interior upgrades to suit expanded usage. Rehabilitation should retain original features and materials at both

the interior and exterior, including fireplaces, ornamental plaster, and copper trim.

Other Historic Structures

Squier Hall

Reuse Recommendations

Squier Hall (Building 283) is currently used as office space and would be most appropriately reused as office space. Its layout is irregular, although most wings have double-loaded corridors.

Recommended Treatments

The exterior of the building should be preserved, and any necessary repairs performed. The interior may be rehabilitated with new plan layouts and finishes as required to meet the needs of a new user. Barrier-free access and energy conservation should also be improved.

Dymaxion Deployment Units

Reuse Recommendations

The Dymaxion Deployment Units should be removed from the roof of the Myer Center,

and located where they can be used and/or interpreted to the public. They would not be suitable for re-use as housing, their original function, but could be used for retail or welcome space.

Recommended Treatments

Because of their significance and rarity, the Dymaxion Deployment Units should be restored to their original condition after relocation.

Myer Center

Reuse Recommendations

The Albert J. Myer Center is a sound building constructed for telecommunications research purposes. It has a plan layout of two corridors defining two perimeter zones and an interior zone, corresponding to the layout of steel and concrete masonry unit piers. The building has high floor-to-floor heights and a relatively flexible plan, making it suitable for continued use for communications and electronics research.

Recommended Treatments

The Myer Center would need significant modernization to building systems and

finishes for use for new tenants. It would also require development of a strategy to subdivide the building for phased occupancy, taking into account exiting, vertical transportation, and services such as HVAC and rest rooms. Because of limited original interior character-defining features, interior treatments would require little regulation.

At the exterior, a Rehabilitation approach should be employed. The existing building skin is not original, and the narrow strip windows present an austere appearance. The windows and wall cladding could be modified to create a more human scale for the building, and to be more in character with its original appearance.

World War II Temporary Structures

Reuse Recommendations

Throughout Fort Monmouth are temporary wood structures related to the expansion of the Fort during World War II. Because they were hastily built and not intended for permanent use, these structures all require substantial upgrades for energy efficiency and code compliance for adaptation to permanent use. As a result of a programmatic agreement concerning temporary structures



Gibbs Hall



Fireplace with ornamental over-mantle at interior lobby of Gibbs Hall



Squier Hall

nationwide, none of these structures are required to be retained. Because they represent a significant period of the history of Fort Monmouth, however, relocation and re-use of a small number of these structures for seasonal recreational or specialty retail use is recommended.

Recommended Treatments

The World War II structures should be relocated as needed, and placed on new foundations. Rehabilitation should include removal of later accretions, new roofing and siding similar in character to the original, rehabilitation of existing wood windows, installation of building systems required for new uses, and barrier-free access.

MONUMENTS AND MEMORIALS

Reuse Recommendations

The monuments and memorials should remain in place where their settings remain intact. Where a change in setting is necessary, the memorial should be relocated to a compatible location.

Recommended Treatments

As a number of these monuments and memorials have reached fifty years of age, an assessment of their condition by a professional conservator is recommended. This assessment should include a prioritized list of recommendations for restoration and maintenance, and also provide associated costs for the work outlined. Such an assessment is particularly important for the large-scale memorials and/or those with a structural component, such as the World War II Memorial, the Augenstine Memorial, or the Spanish American War Memorial, all of which date to the early 1950s.



The Dymaxion Deployment Unit should be placed on a concrete foundation, and all materials restored to their original condition.



The Myer Center from the west. The Dymaxion Deployment Unit is on the roof beyond, near the chimney stack.

7.2 Effects on Historic Structures and Recommended Mitigation Measures

This chapter outlines the potential effects to the historic structures of Fort Monmouth that would be realized in both the 10-Year and 20-Year Concept Plans. In general, potential effects can include both direct physical effects, such as demolition or alteration, and indirect effects, such as the introduction of new buildings or site features in close proximity that are out of character with a property or that alter its historic setting and context.

Main Post

The Main Post has a large collection of buildings, many incorporated within an eligible historic district, that are appropriate for preservation and reuse. The administrative and residential buildings on the Main Post have been well maintained and are in sound condition, and both the 10- and 20-Year Concept Plans show retention and reuse of the majority of these buildings. In fact, few physical changes to the existing buildings or their physical setting are anticipated within the eligible Fort Monmouth Historic District, and many buildings would continue to serve the same or similar use.

The buildings that comprise Barker Circle would remain, but plans show these buildings being adapted for use as municipal offices and residential reuse. The adaptive use of the buildings is considered to be a direct effect, but one that can be mitigated through design consultation with the New Jersey State Historic Preservation Office (NJSHPO).

The 20-Year Concept Plan also shows new construction to the north of Allison Hall (Building 209), a building that was originally constructed as a hospital but was later converted for office use. This new construction may visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Fort Monmouth Historic District). New construction would need to be sensitive to the historic buildings in close proximity, such as Allison Hall, and the adjacent historic district, and designs should be developed in consultation with the NJSHPO and local historic preservation commissions.

Similarly, while the 10-Year Concept Plan shows no immediate changes to the Register-eligible Squier Hall (Building 283), the 20-Year Concept Plan provides for the growth and development of a new high tech green industry “center” immediately to the south of Squier Hall. This new construction would visually alter the surrounding area, resulting in an indirect effect on the eligible resource (Squier Hall). New construction would need to be sensitive to the historic building and to the general physical context.

Camp Charles Wood

The creation of a new hotel and conference center to the west of Gibbs Hall (Building 2000) is shown on the 10-Year Concept Plan. This new construction constitutes an indirect effect on National Register eligible resources. The new conference center would have an indirect effect on Gibbs Hall and its associated resources, as it would be within the viewshed of the Register-eligible building and

would alter their physical context. Mitigation should include documentation of the entire Megill Circle complex and its landscape, and consultation with the NJSHPO and local historic preservation commissions regarding design of new construction.

The Myer Center (Building 2700-01) is an approximately 675,000 square foot, open hexagon plan research facility built in the 1950s. The Myer Center, which has been identified as an individually eligible building, dominates the western section of the Charles Wood area. The 10-Year Concept Plan shows partial demolition of the Myer Center, and its reuse as a commercial / general office / data center, with additional new construction to be completed as part of the 20-Year Concept Plan. These Plans constitute a direct effect on the Register-eligible building. Mitigation should include documentation of the structure, interpretation of its history, and design consultation regarding alterations and adjacent construction.

7.3 Guidelines for Preservation and New Construction

Preservation

The Secretary of Interior’s Standards for the Treatment of Historic Properties [http://www.nps.gov/history/hps/tps/standguide] define four categories of treatment for historic structures, each of which involves varying degrees of retention of historic materials.

Preservation

Preservation is defined as “the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.” This treatment requires the retention of the greatest amount of historic fabric, including the features that illustrate the building’s evolution over time.

Restoration

Restoration is defined as “the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of removal of features from other periods in its history and reconstruction of features from the restoration period.” In restoration, material authenticity is often sacrificed, as certain materials may be removed or missing features rebuilt to depict a single period.

Rehabilitation

The broadest category in the Secretary of Interior’s Standards is rehabilitation. This is defined as “the act of process of making possible a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Projects in this category may range from building renovation for similar uses, restoration of landmark public buildings that do not involve a change of use, to the adaptation of historic structures for uses other than the original. As in Preservation, a large amount of material fabric is retained



Myer Center courtyard

in Rehabilitation, as more than one period in the building may be represented. However, there may be less material authenticity due to the fact that alterations and additions for a new use are often required in this treatment category. Often, these projects involve very extensive renovations to HVAC, electrical, fire protection, plumbing, and security systems; while allowing the original design and materials of historic spaces to be preserved.

Reconstruction

Reconstruction is defined as “the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.” A reconstruction has the least authenticity of historic materials, since it depicts a single period in history using new materials, and is often based solely on archeology or other documentary evidence.

It is anticipated and recommended that the majority of the work on historic buildings at Fort Monmouth would be in the area of Rehabilitation. The monuments and memorials would be in the Preservation category, and the Family Houses on the Parade Ground would also be in the area of Preservation as they would serve for their original use. Restoration of buildings to a given historic time period is not anticipated, as the resources evolved over time and were utilized through many historic periods. Reconstruction or the creation of exact replicas of historic structures or sites is not anticipated or recommended in the Plan.

Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character defining features, such as:

- Scale and massing of exterior walls
- Fenestration
- Decorative masonry details
- Decorative wood trim
- Roof shapes
- Special roofs and roof trim
- Porticos and porches

- Ornamental metals
- Dormers
- Shutters
- Decorative chimneys
- Landscape entrance elements

New Construction

The design of new buildings, as well as the design of building additions, within or adjacent to the defined historic districts or individually eligible buildings must be treated sensitively in order to preserve the historic character of the districts, each of which possesses its own identity and sense of place, and the significant landmarks. New buildings should respect not only the built context, but also the character of the landscape and streetscape.

Additional archaeological investigation that incorporates a program of subsurface testing is recommended to complement the information that has already been gathered on Fort Monmouth’s above-ground resources and present a more complete picture of the cultural resources associated with the development of this site. It is important to complete archaeological investigations prior to the commencement of any new building on the Fort Monmouth property.

Compatible new construction can be achieved through an understanding and respect for a variety of design principles, including: setback, orientation, scale, proportion, massing, height, materials, and roof shape. In addition, the location and design of landscape features – trees, driveways, sidewalks, and even outbuildings – contribute to the character of the historic district or the setting of the significant building and should be considered throughout the planning process.

Generally:

- Modifications to existing structures should be designed to ensure minimal loss or removal of distinctive or character-defining features;
- The design of additions or new structures should be of a size and scale that is in keeping with the size and scale of the historic structure or structures; and

- The creation of exact replicas of existing historic structures is not recommended.

7.4 Section 106 Process

7.4.1 Consultation

In considering the future of Fort Monmouth’s historic resources, FMERPA (Fort Monmouth Economic Revitalization Planning Authority), acting on behalf of the Army, is required to participate in the Section 106 review process. Section 106 review (which refers to Section 106 of the National Historic Preservation Act of 1966) requires federal agencies to consult with the State Historic Preservation Officer prior to implementing projects that impact historic properties, and ensures that private citizens and local governments have an opportunity to participate in the preservation planning process.

The Section 106 review process requires the project team to work with the New Jersey State Historic Preservation Office to reach a consensus regarding the eligibility of the resources and then to evaluate the effect of the proposed projects on those resources. Consultation with the NJSHPO typically results in a Memorandum of Agreement (MOA) or Programmatic Agreement (PA), which outlines the means by which the effects on historic resources would be mitigated.

The historic preservation review process mandated by Section 106 is outlined in regulations issued by the Advisory Council on Historic Preservation (ACHP). Revised regulations, “Protection of Historic Properties,” (36 CFR Part 800), became effective January 11, 2001.

7.4.2 Mitigation

As mandated by Section 106 of the NHPA of 1966, FMERPA is participating in an ongoing consultation process with the NJ SHPO with respect to potential impacts on historic resources. As part of this consultation process, measures are being developed to avoid or minimize any significant adverse impacts – both direct and indirect – to historic resources.

Mitigation options may include:

- Ongoing consultation with NJ SHPO with respect to the design of project elements that would physically alter a historic resource or that could affect its context or setting.
- Documentation of historic resources and landscapes prior to their removal or alteration, ideally performed while the buildings and landscapes maintain the current degree of historic integrity. The level and type of documentation should be determined in consultation with the NJ SHPO.
- Additional study of the property. For instance, archaeological investigation that incorporates a program of subsurface testing could complement the information that has already been gathered on Fort Monmouth’s above-ground resources, and would present a more complete picture of the cultural resources associated with the development of this important site.
- Public dissemination of the importance and historical significance of Fort Monmouth and its attendant resources, such as the development of a website, walking tour, publication, or permanent on-site exhibition.

